



201608190124

Skagit County Auditor

\$75.00

3/19/2016 Page

1 of

3 3:37PM

When recorded return to:
Hargett Living Trust
4615 Cutter Drive
Anacortes, WA 98221

Recorded at the request of:
 Guardian Northwest Title
 File Number: A111656

Statutory Warranty Deed

A111656
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jerry C. Hicks and Judith G. Hicks, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Thomas L. Hargett and Marie Louise J. Hargett, Trustees of the Hargett Living Trust** dated August 1, 1994 the following described real estate, situated in the County of Skagit, State of Washington

was amended and restated on February 2, 2004

Abbreviated Legal:

Lot 21, San Juan Passage Phase IV

or their successor, under

Tax Parcel Number(s): **P131399, 6010-000-000-0021**

Lot 21, SAN JUAN PASSAGE PHASE IV, as recorded under Auditor's File No. 201212260122, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7/25/2016

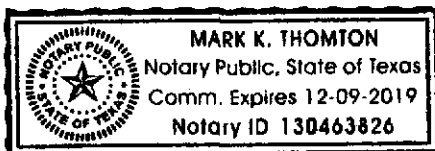
Jerry C. Hicks
 Jerry C. Hicks

Judith G. Hicks
 Judith G. Hicks

STATE OF Texas
 COUNTY OF BELL } SS:

I certify that I know or have satisfactory evidence that Jerry C. Hicks and Judith G. Hicks, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/27/2016



MARK K THOMTON
 Printed Name:
 Notary Public in and for the State of Texas
 Residing at 6173 W ADAMS STE B, TEMPLE, TX 76502
 My appointment expires: 12/09/2019

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2016-5660
AUG 19 2016

Amount Paid \$ *15,580.00*
 Skagit Co. Treasurer
 By *[Signature]* Deputy

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: January 3, 1997
Auditor's No. 9701030012
Purpose: Storm Water
Area Affected: Portion of Plat

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Port of Anacortes
Recorded: September 15, 2006
Auditor's No. 200609150177
Purpose: Avigation Easement Agreement

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: G.P. Anacortes LLC
Recorded: September 15, 2006
Auditor's No. 200609150178
Purpose: View and Landscaping Easements

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: Not disclosed
Recorded: July 14, 2008
Auditor's No.: 200807140094
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: San Juan Passage Phase I
Recorded: November 26, 2008
Auditor's No.: 200811260099

F. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 26, 2008
Auditor's No.: 200811260100
Executed By: G.P. Anacortes, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: May 24, 2011
Auditor's No.: 201105240062

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: January 30, 2007
Auditor's No.: 200701300036

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: May 24, 2011
Auditor's No.: 201105240061
Regarding: Native Growth Protection Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Plat of San Juan Passage Phase II
Recorded: May 2, 2011
Auditor's No.: 201105020052

J. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Plat of San Juan Passage Phase III
Recorded: December 8, 2011
Auditor's No.: 201112080064

K. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: San Juan Passage Phase IV
Recorded: December 26, 2012
Auditor's No.: 201212260122

L. Any tax, fee, assessments or charges as may be levied by San Juan Passage Homeowners Association.